**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF DECEMBER, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM**

The Planning & Zoning Commission met in a regular session with the following members present:

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|---|---|
| Perfecto Solis | Chair |
| Mike McCall | Vice Chair |
| Brad Ruthrauff | Commissioner, Place 1 |
| Laile Neal | Commissioner, Place 2 |
| David Johnson | Commissioner, Place 4 |
| Albert Picardi | Commissioner, Place 5 |
| Laura Dillon | Commissioner, Place 6 |
| Heth Kendrick | Commissioner, Place 8 |
| Rob Rawson | Commissioner, Place 9 |

Constituting a quorum with the following members absent:

N/A

*(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)*

And the following members of Town staff present:

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|---|---|
| Ashley Dierker | Town Attorney |
| Tommy Dalton | Assistant Town Manager |
| Doug Powell | Executive Director |
| Chuck Russell | Town Planner |
| Robert Pegg | Engineering Manager |
| Poornima Kashyap | Senior Planner |
| Richard Brown | Senior Planner |
| Cindi Price | Executive Assistant |

**A. CALL TO ORDER: 6:30 P.M.**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. CITIZENS/VISITORS COMMENTS**

Paul Stone, 4100 Broadway, Flower Mound

**D. REGULAR ITEMS**

1. **Consider approval of the minutes of the November 13, 2017, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

Commissioner Johnson moved to approve the November 13, 2017, minutes as presented. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff**

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

**The motion passed with a vote of 6-0.**

2. **Consider a request for a Record Plat (RC16-0015 - The Conservatory Estates, Phase 1) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Freeman Road.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Commission Deliberation**

Commissioner Johnson moved to approve RC16-0015 – The Conservatory Estates, Phase 1. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES: Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon**

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

**The motion passed with a vote of 6-0.**

3. **Consider a request for a Record Plat (RC17-0008 - Southgate Commercial, Northwest Tract) to create three non-residential lots and one open space lot. The property is generally located north of Long Prairie Road and west of Gerault Road.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Commission Deliberation**

Commissioner Johnson moved to approve RC17-0008 - Southgate Commercial, Northwest Tract. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES: Dillon, McCall, Johnson, Neal, Ruthrauff**

**NAYS: None**

**ABSTAIN: Picardi**

**ABSENT: None**

**The motion passed with a vote of 5-0-1.**

4. **Consider a request for a Record Plat (RC17-0009 - Southgate Commercial, Northeast Tract) to create three non-residential lots. The property is generally located north of Long Prairie Road and east of Gerault Road.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Commission Deliberation**

Commissioner Johnson moved to approve RC17-0009 - Southgate Commercial, Northeast Tract. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES: Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon**

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

**The motion passed with a vote of 6-0.**

5. **Consider a request for a design change (MISC17-0007) for the terminus feature in the central roundabout within the Lakeside DFW development. The property is within the intersection of Edgemere Road and Lakeside Parkway.**

**Staff Presentation**

Doug Powell, Executive Director

**Applicant Presentation**

Alex Brown, Realty Capital Management

**Commission Deliberation**

Commissioner Johnson moved to deny MISC17-0007 – Lakeside DFW Roundabout as submitted. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES: Dillon, McCall, Johnson, Ruthrauff**

**NAYS: Picardi, Neal**

**ABSTAIN: None**

**ABSENT: None**

**The motion passed with a vote of 4-2.**

6. **Public Hearing to consider a request for rezoning (ZPD17-0007 - The Point) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.156 (PD-156) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, and with certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.**

*Commissioner Kendrick recused himself from Item 6, and left Council Chambers.*

**Staff Presentation**

Richard Brown, Senior Planner
Tommy Dalton, Assistant Town Manager

**Applicant Presentation**

David Watson, Direct Development
Matt Enzler, Trammell Crow Residential
Kendra Stephenson, Portmanteau Consulting
Larry Cates, Cates-Clark & Associates

**Spoke In Favor –**

Ron Crowell, 2112 Archer Court, Flower Mound
Jeff Ramsey, 5100 Clear Creek Drive, Flower Mound
Mark Walker, 3310 Juniper Street, Flower Mound
Todd Weaver, 3505 Yucca, Flower Mound
Jim Wills, 14160 Dallas Parkway, Dallas
Paul Stone, 4100 Broadway, Flower Mound
Brit Stock, 3701 Acton, Flower Mound
Matt Green, 3800 Birchmont, Flower Mound

**Spoke In Opposition –**

Jim Engel, 5110 Bayberry Street, Flower Mound
Richard Myers, 909 Lake Carolyn Parkway, Irving
Joe Roach, 4993 Lusk Lane, Flower Mound
Sandeep Sharma, 2504 Stillwater Court, Flower Mound
Scott Tarwater, 4613 Windmill Lane, Flower Mound

**Submitted a card In Opposition, but did not wish to speak:**

Amar Uppalapati, 6109 Madeline Lane, Flower Mound

**Close Public Hearing**

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of ZPD17-0007 – The Point. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES: Ruthrauff, Johnson, McCall, Picardi, Dillon**

**NAYS: Neal**

**ABSTAIN: None**

**ABSENT: None**

**The motion passed with a vote of 5-1.**

*[Chair Solis called for a 10-minute break.]*

*Commissioner Kendrick returned to Council Chambers.*

7. **Public Hearing to consider a request to amend the Land Development Regulations (LDR17-0002 – Parks and Recreational Areas) by amending Chapter 90, Article VI, Division 8, entitled "Parks and Recreational Areas," of the Town's Code of Ordinances.**

**Staff Presentation**

Tommy Dalton, Assistant Town Manager
Doug Powell, Executive Director

**In Favor – None**

**In Opposition –**

Paul Stone, 4100 Broadway, Flower Mound
Stephen Jones, 2816 Guardian Court, Flower Mound

**Close Public Hearing**

**Commission Deliberation**

Commissioner Johnson moved to table LDR17-0002 – Parks and Recreational Areas until further information can be provided and additional feedback from staff and Council. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff**

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

**The motion passed with a vote of 6-0.**

**E. ADJOURNMENT: 10:57 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

**DOUGLAS S. POWELL, AICP**
**Executive Director, Development Services**

**ATTEST:**

**Cindi Price, Executive Assistant**